



# CITY OF NEWTON, MASSACHUSETTS

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Setti D. Warren  
Mayor

## ZONING BOARD OF APPEALS

Sherri Lougee, Board Clerk

### NOTICE OF DECISION

**A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:**

- #15-11** from David E. Oliphant and Joan M. Brandmahl, 16 Adella Avenue, Newton, MA, requesting a variance of 3.0 feet from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize a prefabricated shed, resulting in a rear yard setback of 2.0 feet. **(Required rear yard setback for an accessory building is 5 feet.)** The property is located in a Single Residence 3 district. **The petitioners' request for a variance from the rear setback requirement for an accessory building was granted, subject to conditions, 4-0.**
- #16-11** from Edward Getman and Cheryll Getman, Trustee of 82 Miller Road Realty Trust u/d/t dated July 21, 2011, 82 Miller Road, Newton, MA, requesting a 3.6 foot variance from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a front porch, resulting in a front yard setback of 21.4 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 3 District. **The petitioners' request for a variance from the front setback requirement was granted, subject to conditions, 4-0.**
- #17-11** from Jan Stefan Kaczmarek and Alana Laurie Kaczmarek, 12 Glenwood Avenue, Newton, MA, requesting variances of 2.7 feet and 1.6 feet, respectively, from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a front porch, resulting in front yard setbacks of 22.3 feet from Ridge Avenue and 23.4 feet from Glenwood Avenue, respectively. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 3 District. **The petitioners' request for a variance from the front setback requirement was granted, subject to conditions, 4-0.**
- #18-11** from Abbie Meyer and Frederick Meyer, 24 Shuman Circle, Newton Centre, MA, requesting a 5.0 foot variance from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a rear deck facing Parker Terrace, resulting in a front yard setback of 20.0 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 3 District. **The petitioners' request for a variance from the front setback requirement was granted, subject to conditions, 4-0.**
- #19-11** from Eric R. Lambi and Michelle L. Lambi, 1820 Washington Street, Newton Centre, MA, requesting a 10.0 foot variance from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct an attached garage, resulting in a front yard setback of 15.0 feet **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)**, or in the alternative, requesting a 2.10 foot variance from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a detached garage, resulting in a front yard setback of 22.9 feet. **(Required front yard setback for an accessory building is 25 feet.)** The property is located in a Single Residence 3 District. **The petitioners' request for a variance from the front setback requirement was granted, subject to conditions, 4-0.**

**Any appeal of the above decisions must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.**

**Decision numbers 15-11, 16-11, 17-11, 18-11 and 19-11 were filed on October 18, 2011.**